

Conditional Use Hearing
245 South 4th Street
Council Chambers
Tuesday, December 21, 2010
5 p.m.

Mr. Waltman, Vice-President of Council, called the hearing to order and stated that the City of Reading is divided into zoning districts which regulate the use of property. Certain types of uses may impact surrounding properties or their neighborhoods. Each zone is designated with certain permitted, conditional and prohibited uses. A "conditional use permit" is provides special consideration of certain specified uses which may or may not be compatible with an area depending on the specifics of the particular project.

The City uses the Conditional Use Public Hearing to evaluate whether a proposed use is appropriate for a particular property and neighborhood. This building is zoned for single family use and began registering for single family rental use in 2008. The property owner is seeking a permit to convert the property into a two (2) unit rental property.

City Council and staff will evaluate such items as building placement and size, characteristic of the use, traffic generation, noise, hours of operation, adequacy of parking, circulation, proposed merchandise, landscaping and overall compatibility of the use with adjoining properties and other related development impacts and may impose conditions to assure compatibility with neighboring businesses or residences.

Attending: City Councilors Waltman, Sterner, Reed, Marmarou, City Clerk Kelleher, Legal Specialist Mayfield, Zoning Administrator Guckin, City Planner Miller.

Mr. Waltman asked Ms. Mayfield to conduct the hearing.

I. Testimony from Applicant (No more than 10 minutes)
Fredi Sarmiento, owner of 245 South 4th Street (purchased September 2008)

Ms. Mayfield asked Mr. Sarmiento to step forward. No one responded.

Ms. Mayfield entered the agenda and all attached materials, such as the positing notice, the application, etc. to the record. She stated that the application requests conversion to a two (2) unit apartment. She stated that after reviewing the property file she found no evidence that the property had been registered for rental use. She stated that the only zoning permit was from 1979 and permitted a dry cleaner business in the first floor. This use has been abandoned returning the property to residential single family residential use.

Ms. Mayfield again asked Mr. Sarmiento to step forward. No one responded.

Mr. Waltman announced that City Council will render a decision within the required 45 day period by adopting an ordinance or resolution at the January 10th or 24th Regular Meeting of Council.

The hearing was adjourned.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk

The meeting adjourned at approximately 4:00 p.m.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk